

Minutes

City of Loma Linda

Department of Community Development

Planning Commission

The adjourned regular meeting of the Planning Commission was called to order by Commissioner Rojas at 7:08 p.m., **Wednesday, June 15, 2011**, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present:

John Nichols, Chairman
Miguel Rojas
Carolyn Palmieri
John Lenart

Commissioners Absent:

Lori Uber-Zak, Vice-Chairman

Staff Present:

Konrad Bolowich, Director
Richard Holdaway
Lisa Cruise, Executive Aide

PLEDGE OF ALLEGIANCE

Chairman Nichols led the Pledge of Allegiance.

ITEMS TO BE DELETED OR ADDED – None

ORAL REPORTS/PUBLIC PARTICIPATION ON NON-AGENDA ITEMS – None

PC-11-15 – VARIANCE (VAR) NO. 11-70 – Director Bolowich presented the project as a request for relief from section 17.18.140 B3(b) of the Loma Linda Municipal Code which requires at least five or more separate business activities and a minimum of five hundred feet of street frontage per parcel to establish one 55 foot freestanding sign. He then slides depicting the sign.

Gary Quiel, Quiel Brothers Signs, I Street, San Bernardino, applicant's representative, thanked Allan Penaflores for spending time with him and the applicant. Mr. Quiel explained what was involved in a flag test. He distributed photos showing different angles during the flag test.

Commissioner Rojas asked for clarification of the location of the sign.

Commissioner Palmieri asked how close the sign would be to pedestrians.

Mr. Quiel answered that it would be 75 feet.

Denny Geiler, the applicant and owner of the self-storage, stated that when widening Mountain View, the City took some property which affected their visibility and customers could not find them. Occupancy has suffered. He added that the flooding impacted the storage units and he needs more customers.

Chairman Nichols opened the public comment period at 7:12 p.m. and, as no one wished to speak, closed it immediately.

Commissioner Rojas asked if there were current signs.

Mr. Geiler answered that there is a monument sign at the entrance with a small arrow pointing toward the storage facility, but it cannot be seen from the street.

Commissioner Lenart asked what the distance is below the business.

Mr. Geiler stated that the sign would be 15 feet above street level, within code.

Commissioner Rojas asked if allowing an additional sign with an existing monument sign would lead to other businesses wanting additional signs and set a precedent.

Director Bolowich said this is a highly unusual, unique situation.

Commissioner Palmieri asked if it could be written into the motion that the project is below ground level.

Attorney Holdaway answered that the findings specify why it would be allowed.

Motion by, Palmieri seconded by Lenart, carried 4-0 to approve the variance, based on the findings and subject to the conditions of approval.

PC-11-16 – PRECISE PLAN OF DESIGN (PPD) NO. 11-58 – Director Bolowich stated that the applicant was requesting a continuance.

Chair Nichols asked if there were persons here to speak on the item, there were none.

Motion by Lenart, seconded by Palmieri, and carried 4-0 to continue the project to the next regular meeting of July 6, 2011.

PC-11-17 – TENTATIVE PARCEL MAP (TPM) NO. 10-205 AND CONDITIONAL USE PERMIT (CUP) NO. 10-203 – Director Bolowich presented the project as a proposal to subdivide an existing 7.7 acre parcel into seven individual lots to construct a new neighborhood business center. Slides depicting the plans for the project, including a proposed Chase Bank and a McDonald's restaurant were also presented.

Applicant, Robert Stewart, 11695 Largo Court, Loma Linda, California, stated that he was excited to bring customers to the City. He pointed out the landscaping designs and stated that he had met with the community nearby and showed them the plans. He pointed out the improved pedestrian access and street access that would come with the project. Setbacks, landscaping, and parking exceed City standards. He added that the project had contemporary architecture and that CC&R's would be created.

Mr. John Keonig, 3040 Old Ranch Pkwy, Seal Beach, California, applicant's representative, reiterated what Mr. Stewart stated. He described the building's architecture and landscaping.

Brian Hardy, representative of McDonald's, Long Beach, California introduced himself.

Chairman Nichols, point out that the architecture of McDonald's was extremely different from the rest of the center.

Mr. Hardy stated that the plans depict the newest look of McDonald's that will be seen throughout the country.

Ms. Bonnie Modugno, registered dietician in San Juan spoke about the different nutritional offerings of McDonald's.

Chairman Nichols opened the public comment period at 7:44 p.m.

Mr. Nick Franklin, 559 South Palm Canyon Dr., Suite B-212, Palm Springs, California, representing Loma Linda Plaza Partners, requested an extension of time for the applicant to present the project.

Ms. Marjorie Barakian, 11464 Via Lido, Loma Linda, California, state she was excited about the sidewalks and asked to see pictures of the Newberry Park McDonald's. She provided some background information regarding McDonald's and Ray Kroc and suggested that McDonald's use a whole wheat bun. She concluded by asking if McDonald's had approached the owners of Fresh and Easy to buy the site.

Dr. Sylvie Wellhausen, 11246 Mountain View Ave. Suite #A, Loma Linda, California, stated she was opposed to a McDonald's being built in the center, considers the area a blue zone.

Ms. Joana Reyes, 34535 Crenshaw, Beaumont, California 92223, asked the Commission to reconsider allowing a McDonald's in Loma Linda.

Ms. Carola Janiak, 11106 Richmond Road, Loma Linda, California, stated she was opposed to a McDonald's in Loma Linda.

Ms. Melissa Marquez, stated that she was opposed to a McDonald's in Loma Linda.

Ms. Marsha Nagel stated that she was opposed to a McDonald's in Loma Linda.

Ms. Olivia Moses, a nutritionist, stated that she was opposed to a McDonald's in Loma Linda.

Mr. Juan Carlos Belliard, professor of public health LLUMC, stated that he is opposed to a McDonald's in Loma Linda.

Mr. Khari Washington stated that he was concerned about increased crime in the area.

Mr. Hardy stated he understood the residents' concerns.

Commissioner Rojas stated that certain aspects of the project troubled him, specifically pedestrian access and walkways.

Commissioner Lenart stated that it would be nice to see a business that blended in with the center better. He also pointed out that the other restaurant choices in the City were not any healthier than McDonald's.

Commissioner Palmieri stated a fountain would be a good addition to the center, along with places to sit.

Chairman Nichols stated that McDonald's does make a strong statement and asked that the McDonald's be changed to adapt to the City.

Commissioner Palmieri had issues with ingress and egress.

Chairman Nichols asked that the project be more pedestrian friendly.

Commissioner Rojas stated that the applicant should revise the project.

Commissioner Lenart suggested compromise regarding McDonald's and beautification of the center.

Chairman Nichols closed the public comment period at 8:45 p.m.

Attorney Holdaway explained that the McDonald's and the design are not issues to be decided on by the Planning Commission.

Mr. Stewart stated he would work with staff and/or members of the Commission to beautify the project but would prefer not to continue the project.

Motion by Palmieri, seconded by Lenart, and carried 4-0 to continue the project to the meeting of July 20, 2011.

PC-11-18 – VARIANCE (VAR) NO. 11-62 – Director Bolowich presented the project as the continued request for an eleven-foot encroachment into the required 15-foot side yard setback for a proposed 499 square foot addition to an existing 1,700 square foot single-family residence.

Mr. Trent DeLong, applicant, 24736 Daisy Avenue, Loma Linda, California explained that he had no direct access to the garage from the home and would like to update his home through the variance.

General discussion ensued regarding civil engineering plans and setbacks.

Chairman Nichols stated that the variance was acceptable to him but advised the applicant to present better plans in the future.

Chairman Nichols opened the public comment period at 9:11 p.m.

Mr. Dick Wiley, 10848 Pepper Way, Loma Linda, California pointed out possible parking concerns.

Attorney Holdaway stated that the Planning Commission has a right to ask for an engineer's drawing and that the Planning Commission can add conditions to the project.

Commissioner Rojas had questions regarding the dimensions of the new garage.

Conditions:

- No construction within 20 feet of the City right-of-way;
- The garage cannot be converted in the future without an application to the City for approval; and
- The project must stay within code compliance.

Applicant stated that he would like the existing garage to be self-contained with a bedroom, living area, and bathroom, but no kitchen.

Chairman Nichols closed the public comment period at 9:30 p.m.

Motion by Nichols, seconded by Lenart, and carried 4-0 to approve the project based on the revised conditions of approval.

PC-11-19 – DEVELOPMENT CODE UPDATE – A comprehensive update of Loma Linda Municipal Code, Title 16 (Subdivisions), Title 17 (Zoning) for compliance with the City's General Plan (May 26, 2009), State Law and other applicable laws, and current planning practices. (Previously distributed to Planning Commissioners)

Motion by, seconded by, and carried 4-0 to continue the item to the next regular meeting, of July 6, 2011.

PC-11-20 – APPROVAL OF MINUTES – June 1, 2011.

Motion by Lenart, seconded by Palmieri, and carried 4-0 to approve the June 1, 2011 minutes.

REPORTS BY THE PLANNING COMMISSIONERS – None

COMMUNITY DEVELOPMENT DIRECTOR REPORT – None

ADJOURNMENT

The meeting was adjourned at 9:36 p.m.

Minutes approved at the meeting of , 2011.

Lisa Cruise
Executive Aide

Minutes

City of Loma Linda

Department of Community Development

Planning Commission

The regular meeting of the Planning Commission was called to order by Vice Chairman Uber-Zak at 7:08 p.m., **Wednesday, July 6, 2011**, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present: Lori Uber-Zak, Vice-Chairman
Miguel Rojas
Carolyn Palmieri

Commissioners Absent: John Nichols, Chairman
John Lenart

Staff Present: Konrad Bolowich, Director
Richard Holdaway
Barbara Nicholson, Deputy City Clerk

Vice Chairman Uber-Zak led the Pledge of Allegiance. No items were added or deleted; no public participation comments were offered upon invitation of the Vice-Chairman.

New Items

PC-11-21 – PARCEL MAP (PM) NO. 11-69 – (PUBLIC HEARING) – A request to convert an existing professional office complex into an office condominium plaza. No new construction is proposed. The condominium component will allow each individual office unit to have the option to be bought out right. The project is located at 11306 Mountain View Avenue in the Administrative Professional Office (AP) Zone

The public hearing was opened. Director Bolowich presented his report, indicating that the site was the Cape Cod style complex to the east of the Civic Center; the request was to subdivide the existing buildings into individual suites for sale; no new construction was planned; no change in use; and no change in occupancy. The units would change from rental to a for-sale product.

Stan Morse of MDS Consulting, Irvine, Ca., engineer for the project addressed the Commission, indicating a correction to the staff report changing the total number of units from 48 as indicated to 67 for-sale units and one common area. He then responded to questions from the Commission regarding market analysis indicating a higher occupancy rate with for-sale units.

City Attorney Holdaway indicated a change to the Conditions of Approval item 3; apparently standard language regarding the preparation of CC&R's was omitted. Director Bolowich indicated it was a clerical error that would be corrected; applicant accepted the correction.

Motion by Palmieri, seconded by Rojas and carried, to approve the project subject to the change in the number of for-sale units to 67 and one common area and to item 3 in the conditions of approval as noted and accepted by the applicant. Nichols and Lenart absent.

Continued Items

PC-11-22 – PRECISE PLAN OF DESIGN (PPD) NO. 11-58 – (PUBLIC HEARING) – A request to construct a new two-story duplex on a site with an existing 2,000 square foot single-family residence. The project is located at 25004 Court Street in the Multiple-Family Residence Zone

The public hearing was opened. Director Bolowich presented the report indicating that the project was located at 25004 Court Street and was a new 2,500 sq. ft. duplex with attached garages on a lot with an existing single-family residence that will remain; that it was consistent with the existing Multiple-Family Residence (R-3) zoning and with the eclectic architectural style of the neighborhood. He apologized to the Commission and the applicant for the lack of a PowerPoint presentation, there were some technical difficulties just prior to the meeting and it was unavailable. He indicated that the applicant was available to answer questions.

Mr. Cloud, Redlands, CA, architect for the project spoke, citing the lack of PowerPoint presentation; then made himself available for questions.

Upon invitation from the Vice Chairman, Dru Turner, Loma Linda, approached the podium. She indicated that while she did not live on Court Street, she had a friend who does. She was irritated with the lack of the PowerPoint presentation so the public could get a more accurate picture of the proposed project; she feels the public should pay attention to what is happening on their street; has a right to be able to see the project; and that the Commission should not make any decisions at this meeting.

Vice Chairman Uber-Zak then asked for comments/questions from the Commissioners.

Commissioner Rojas indicated his frustration with the lack of the PowerPoint presentation and that the little 8.5 X 11 renderings were very difficult to read. He commented on the required 10 parking spaces that address the parking concerns; had questions regarding the configuration of the units on the lot and existing landscaping; the floor plans that seemed to have a lot of wasted space; lack of individual laundry facilities; and asked whether the applicant considered two one-story units, one on top of the other.

Mr. Cloud responded that the configuration on the lot was to preserve existing mature trees on the lot; that he felt the floor plans were adequate; that there was to be a common laundry facility attached to the existing structure; and regarding the two one-story units there was concern with noise, so that no, they had not considered two one-story units.

Upon question from Commissioner Rojas regarding the modification to the existing unit for the laundry facility not being included as part of the project, Director Bolowich indicated that it was a minor modification and could easily be included.

Vice Chairman Uber-Zak expressed concerns with drawings in the staff report in that the drawings did not include a north elevation; would like to see existing site with existing building; renderings of what the project would look like when completed; modifications to the existing structure included with the project plans.

Motion by Palmieri, seconded by Rojas, and carried to continue the public hearing to July 20, 2011. Nichols and Lenart absent.

PC-11-23 – DEVELOPMENT CODE UPDATE PROJECT (DCU) – (PUBLIC HEARING) – A comprehensive update of Loma Linda Municipal Code, Title 16 (Subdivisions), Title 17 (Zoning) for compliance with the City's General Plan (May 26, 2009), State Law and other applicable laws, and current planning practices.

The public hearing was opened. Director Bolowich requested that due the fact there was not a full Commission present that the item be continued to July 20, 2011.

Motion by Rojas, seconded by Palmieri, and carried to continue the Development Code Update to July 20, 2011. Nichols and Lenart absent.

PC-11-24 - APPROVAL OF MINUTES – June 15, 2011

Commissioner Rojas indicated that there was not a quorum of those present at the June 15 meeting present and that perhaps the minutes be continued.

Motion by Rojas, seconded by Palmieri and carried to continue the minutes until July 20 as there was no quorum of those present for the June 15 meeting. Nichols and Lenart absent.

REPORTS BY THE PLANNING COMMISSIONERS

Rojas indicated that he had met with staff and the applicant for the proposed shopping center at Barton Road and Mt. View Avenue and provided comments and suggestions.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

Director Bolowich thanked Commissioner Rojas for taking the time to meet with staff and the applicants for the proposed shopping center at Barton Road and Mt. View Avenue. He also commented on the recent personnel changes; that Lisa Cruise was no longer with the City; and introduced Deputy City Clerk Barbara Nicholson stepping in to take the minutes.

ADJOURNMENT

The meeting was adjourned at 7:45 p.m.

Minutes approved at the meeting of _____, 2011.

Barbara Nicholson
Deputy City Clerk